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Pelham Road, Claxby



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When it comes to  
property it must be

  
**lovelle**



£575,000



**\*BEAUTIFUL DETACHED FARMHOUSE, IDYLIC & DESIRABLE VILLAGE LOCATION\***  
This house in the country is a home of quality & distinction a fact impressed upon you the moment you step through the front door. There is a wealth of character & charm throughout.. APPROX 2600 Sq ft. NO ONWARD CHAIN

#### Key Features

- Detached Farmhouse
- Idyllic Village Location
- Home of Quality & Distinction
- 3 Reception Rooms
- Farmhouse Kitchen & Utility
- 4 Double Bedrooms, Study
- EPC rating TBC
- Tenure: Freehold





## Situation

The property lies in the rural village of Claxby which lies at the foot of the Lincolnshire Wolds; an Area of Outstanding Natural Beauty. The market town of Market Rasen lies to the south of the village and offers a range of shopping schooling and banking facilities. The port of Grimsby, the M180 motorway link, the Humber Bridge, Humberside Airport and the Humber Bank are within commuting distance. The property is also in the catchment area for Caistor Grammar School.

## Entrance Hall

3.03m x 2.22m (9'11" x 7'4")

double glazed windows to front and side aspects, uPVC double glazed front entrance door, exposed beams to walls and ceiling, ceramic tiled flooring, cloaks cupboard and turning staircase leading to first floor gallery landing.

## Breakfast Kitchen

4.98m x 3.54m (16'4" x 11'7")

Farmhouse style breakfast kitchen having a range of cream fitted base and wall units and drawers with contrasting solid oak work surfaces, illuminated & glazed display cabinets, inset Belfast style sink unit, integrated dishwasher, integrated double oven, space for Range cooker, extractor canopy, under stairs storage cupboard, pantry, exposed brick fireplace with inset multi-fuel burning stove, exposed beams to ceiling, ceramic tiled flooring, tiled splash backs, radiator and double glazed windows to both front and rear aspects.

## Utility Room

3.07m x 2.53m (10'1" x 8'4")

roll edge work surface with space and plumbing for washing machine underneath and space for tumble dryer underneath. There is a fitted display cabinet with drawers and shelving under, space for fridge freezer, ceramic tiled flooring, tiled splash backs, radiator, built in storage cupboard housing oil fired central heating boiler, door leading to rear entrance lobby, uPVC double glazed French doors leading to conservatory and double glazed window to side aspect.

## Conservatory

4.36m x 3.05m (14'4" x 10'0")

Brick base and uPVC double glazed with polycarbonate roof, French doors leading to rear patio area, ceramic tiled flooring, ceiling fan light, power and lighting.

## Rear Entrance Hall

1.18m x 1.79m (3'11" x 5'11")

ceramic tiled flooring, radiator, fitted cupboard housing electric consumer board, uPVC double glazed rear entrance door.

## WC / Cloakroom

1.43m x 1.78m (4'8" x 5'10")

low level WC and pedestal wash hand basin, tiled splash backs, radiator, exposed beam, double glazed window to rear aspect and fitted cupboard with shelving and pine latch door.

## Dining Room

5.01m x 4.94m (16'5" x 16'2")

solid oak flooring, exposed beams to ceiling, 2 radiators, double glazed windows to both front and rear aspects, feature 4 pane window to lounge, door to kitchen and obscure glazed door to sitting room.

## Sitting Room

5.01m x 8.55m (16'5" x 28'1")

This splendid and most spacious room comprises, solid oak flooring, exposed beams to ceiling and window lintels, feature fireplace with inset multi-fuel burning stove, exposed brick pillars, uPVC double glazed French doors with adjoining side screens leading to rear patio area, 3 radiators, 2 double glazed windows to side aspect and 3 double glazed windows to side aspects.

## Galleried Landing

L-shape gallery landing and having exposed beams to walls and ceilings, access to roof void, airing cupboard housing hot water cylinder, radiator and double glazed windows to rear aspect.

## Bedroom 1

5.19m x 3.50m (17'0" x 11'6")

exposed beams to ceiling, access to roof void, wall lights, 2 double fitted wardrobes, 2 radiators, double glazed window to front aspect and 2 double glazed windows to side aspect.

## Ensuite Bathroom

3.70m x 1.79m (12'1" x 5'11")

3-piece suite comprising, roll top bath, pedestal wash hand basin and low level WC. There are Travertine tiled splash backs to walls and Travertine tiled floor, exposed beams to ceiling, wall lights, radiator and double glazed window to rear aspect.

## Bedroom 2

5.00m x 3.23m (16'5" x 10'7")

double glazed windows to front, side and rear aspects, 2 radiators, exposed beams to ceiling and fitted storage cupboard.

## Ensuite

3.07m x 2.05m (10'1" x 6'8")

3-piece suite comprising shower cubicle with electric shower unit, pedestal wash hand basin and low level WC. There are Travertine tiled splash backs to walls and Travertine tiled floor, exposed beams to ceiling, halogen down lights, radiator and double glazed window to rear aspect.

## Bedroom 3

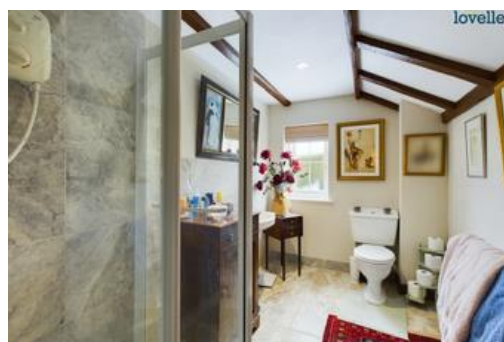
2.84m x 4.10m (9'4" x 13'6")

exposed beams to ceiling, radiator and double glazed window to front aspect.

## Bedroom 4

4.02m x 3.21m (13'2" x 10'6")

double glazed window to front aspect, radiator, exposed beams to ceiling and fitted wardrobes.





## Bathroom

3.07m x 2.77m (10'1" x 9'1")

4-piece suite comprising, roll top bath, shower cubicle with electric shower unit, pedestal wash hand basin and low level WC. There are Travertine tiled splash backs to walls and Travertine tiled floor, exposed beams to ceiling, inset down lights, radiator and double glazed window to rear aspect.

## Study / Bedroom 5

1.62m x 3.03m (5'4" x 9'11")

exposed beams to ceiling, radiator, telephone point and 2 double glazed windows to front aspect.

## Gardens

There is an attractive and well established garden to the front of the property which is laid to lawn with gravelled section and a variety of plants, shrubs, trees and flower beds. The rear garden has a raised lawned section there are flower beds, plants, trees and shrubs, large paved patio area and Pergola.

## Driveway

There is a large gravel in and out driveway which extends across the front of the property and also leads up to the double garage, providing ample parking for several vehicles.

## Double Garage

5.95m x 5.91m (19'6" x 19'5")

Brick construction with pitched, tiled roof, double solid wood doors to front, plastered walls with exposed beams, double glazed window to side aspect, access to roof void, side entrance door, power, lighting and doors leading to workshop and stores.

## Workshop

1.83m x 5.36m (6'0" x 17'7")

power and lighting.

## Store 1

1.37m x 3.09m (4'6" x 10'1")

power and lighting.

## Store 2

1.35m x 1.01m (4'5" x 3'4")

power, lighting and access to roof void.

## Office

5.35m x 6.87m (17'7" x 22'6")

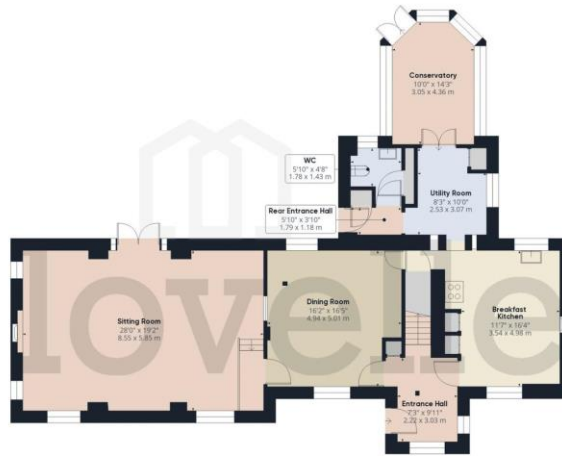
Timber construction with pitched roof, glazed front entrance door, windows to front aspect, multi fuel burner, double glazed window to side aspect, telephone point, power and lighting.

## Agents Notes

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Ground Floor Building 1

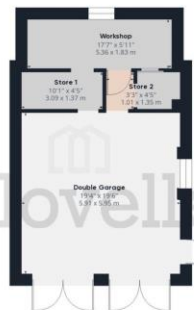
Approximate total area<sup>(1)</sup>  
3598.81 ft<sup>2</sup>  
334.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.



Floor 1 Building 1



Ground Floor Building 3



When it comes to **property**  
it must be



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